

# STUART EDWARDS



## Bessemer Street

, Ferryhill DL17 8NJ

- MID TERRACED HOUSE
- AVAILABLE TO VIEW END OF FEBRUARY
- LOUNGE & DINING AREA
- ON STREET PARKING
- COUNCIL TAX BAND A
- 3 BEDROOMS
- MODERN KITCHEN & GENEROUS BATHROOM
- REAR YARD
- UNFURNISHED

**£530 Per Month**



**Council Tax Band: A**  
**EPC Rating: C**

**FULL DESCRIPTION**

Well presented mid terraced house, available on an unfurnished basis.

Internally the property comprises: entrance lobby, lounge through dining room and modern fitted kitchen. To the first floor there's a landing, main bedroom with fitted wardrobes, a further two bedrooms and generous family bathroom suite.

Externally there's on street parking and a yard area to the rear.

Having gas central heating, UPVC double glazing.

Council Tax band A.

AVAILABLE TO VIEW END OF FEBRUARY

Sure to prove extremely popular, therefore early reservation is recommended to avoid disappointment.

**ROOM DIMENSIONS**

LOUNGE - 4.89m x 3.58m

DINING AREA- 4.57m x 1.93m

KITCHEN - 3.68m x 2.06m

BEDROOM 1 - 4.88m x 2.29m

BEDROOM 2 - 3.52m x 2.06m

BEDROOM 3 - 3.43m x 1.93m

BATHROOM - 3.73m x 2.13m

**EPC**

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/3232-5827-4100-0287-0222>

**Important Info**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

**Property Viewing**

Contact Stuart Edwards Estate Agents for an appointment to view.

**Property Portals**

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**Thanks**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

